



Zoning Map

Town-owned
Wintechog Hill Parcel

Legend

Water Features

- Lakes and Ponds
- Streams

Zoning Key

Zones

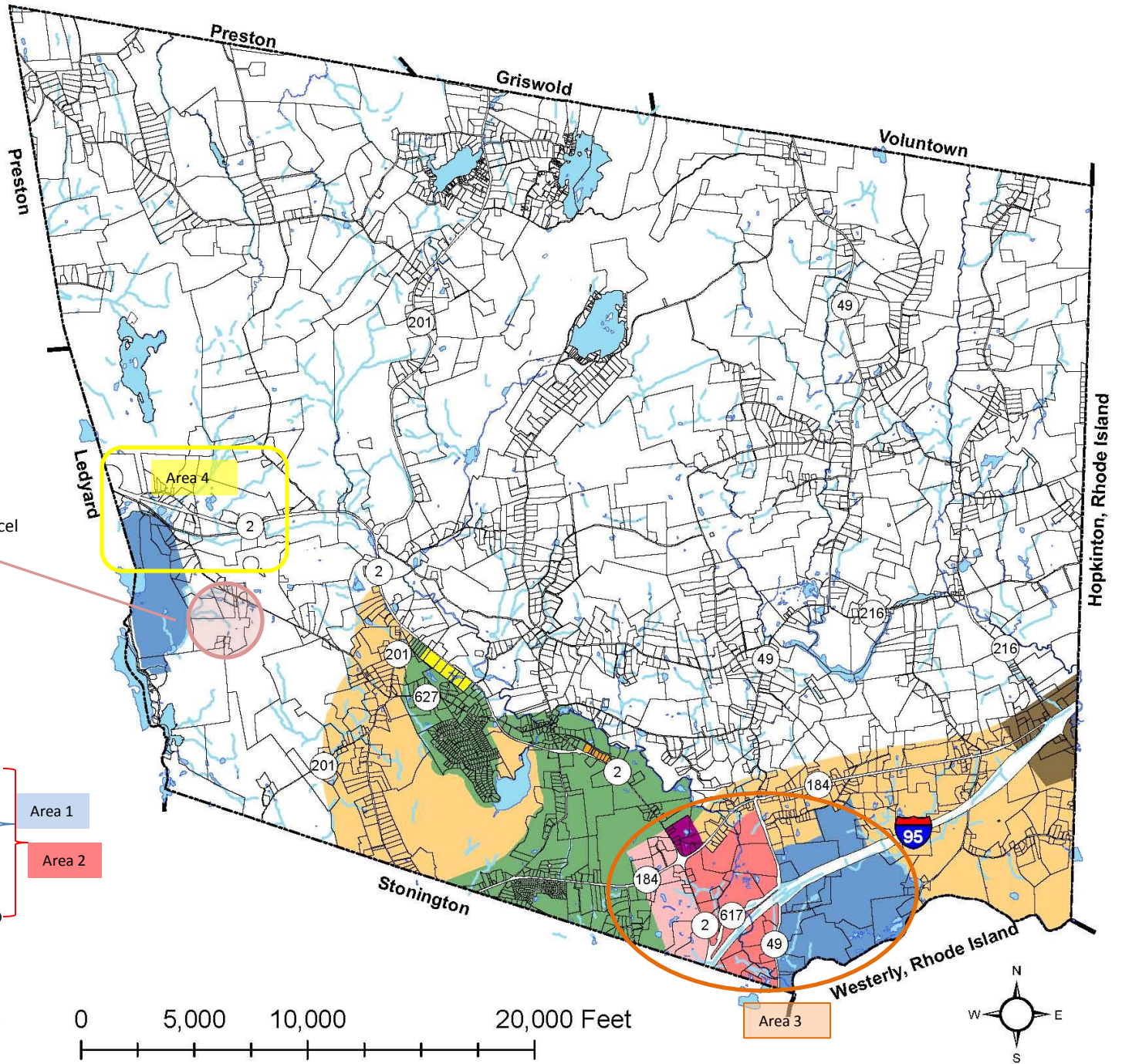
- Commercial Zone 1 (C1)
- Commercial Zone 2 (C2)
- Commercial Development (CD)
- Highway - Commercial (HC)
- Village Commercial (VC)
- Office/Research (OR)
- Industrial (I)
- High-Density Residential (R40)
- Medium-Density Residential (R60)
- Rural Preservation Zone (R80)

Area 1

Area 2

Notes

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY FOUND WITHIN THESE JURISDICTIONS AND IS COMPILED FROM RECORDS, DEEDS, PLATS, AND OTHER PUBLIC RECORDS AND DATA. OWNERS OF THE MAP ARE HEREBY ADVISED THAT THE INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. THE TOWN AND THE MAPMAKING COMPANIES ASSUME NO LIABILITY FOR THE INFORMATION CONTAINED ON THIS MAP. HORIZONTAL DATUM BASED ON THE CONNECTICUT STATE PLANE COORDINATE SYSTEM, NAD83.



Traditional Subdivision



Figure 7A-2, Site A: Yield Plan

Conservation Subdivision



Figure 7A-9, Site A: Drawing in the Lot Lines

TYPE OF OPEN SPACE	EXAMPLES	CURRENT ACREAGE (Approx.)
PROTECTED OPEN SPACE	State Owned Development Rights (or TDR)	427
	Conservation Easements/other deed restrictions and required 15% Set aside Open Space per Subdivision Regs.	1614
	Land owned by Avalonia, and Land Alliance	574
	State Land	2754
	Unbuildable land (FEMA Flood land and Wet soils)	7022
	*Land Owned by Nature Conservancy	135.13
	*Town Owned parcels (Excluding Hewitt Farm property)	281.75
PURPOSEFUL/PERCEIVED OPEN SPACE	*Farmland (PA490 and 10 Mil)	5473
	*Forest (PA 490)	6235
	Mixed Farm and Forest	2270
ACTIVE AND PASSIVE PUBLIC RECREATIONAL AREAS	State Parks/Forests	1368
	*Municipal Recreational Areas (i.e. Hewitt Farm, recreational Facility, school fields)	161
	Private recreational facilities and Areas (Little League, Summer Camps)	1315

*Less protected in the long run- but currently counted as open space

Given the State Goal of preserving more Open Space, I am assuming for the sake of this Plan that Patchaug State Forest will remain protected.

Total Acreage for North Stonington: 35,000 acres

Any Questions? Contact Juliet Leeming, Town Planner at jleeming@northstoningtonct.gov or at 860-535-2877 x27